



May 25, 2017

Mr. Andrew MacDuff
Regional Wildlife Manager, Division of Fish & Wildlife
New York State Department of Environmental Conservation
317 Washington Street, Watertown, NY 13601
P: (315) 785-2254

VIA EMAIL: Andrew.macduff@dec.ny.gov
CC: russell.mccullough@dec.ny.gov

Re: Compliance Inspection GSA#: 1-D-NY-0735-AA, AB, AC
3.44+/- acres, 10.0+/- acres and 15.15+/- acres
f/k/a portions of Galloo Island Boat Station and Galloo Island Light Station
Galloo Island, Hounsfield, Jefferson County, New York

Dear Mr. MacDuff:

The US General Services Administration (GSA) has compliance responsibility for properties conveyed with deed restrictions for wildlife conservation purposes. As part of our program, we would like to schedule a compliance inspection for the former portions of Galloo Island Boat Station and Galloo Island Light Station.

The subject property is three (3) parcels of land comprising 3.44+/- acres, 10.0+/- acres and 15.15+/- acres conveyed to the State of New York for wildlife conservation use on July 20, 1990. Attached from GSA's files is a copy of your original application(s), deed, and site map.

The site inspection is tentatively scheduled for one of the following three days: June 6, 7 or 8, 2017. As I stated over the phone the inspection will require general access to the property to ensure that it is being used per the program of utilization. I understand we may not be able to dock and instead view the property from the boat.

If you have any questions please feel free to contact me at 617-565-7736 / (b) (6) or sara.massarello@gsa.gov. Thank you for your cooperation and I look forward to meeting your colleague Mr. McCullough.

Sincerely,

(b) (6)

Sara Massarello
Project Manager

Enclosures

EXHIBIT 3
FOIA 2019-000373



GSA New England Region

October 29, 2018

Andrew MacDuff
Regional Wildlife Manager, Division of Fish & Wildlife
New York State Department of Environmental Conservation
317 Washington Street, Watertown, NY 13601
(315) 785-2254
Sent Via Email: andrew.macduff@dec.ny.gov

Re: Compliance Inspection GSA#: 1-D-NY-0735-AA, AB, AC
3.44+/- acres, 10.0+/- acres and 15.15+/- acres
f/k/a portions of Galloo Island Boat Station and Galloo Island Light Station
Galloo Island, Hounsfield, Jefferson County, New York

Dear Mr. MacDuff,

While reviewing compliance files, I realized I had neglected to provide you this Compliance Inspection Report letter; I apologize for the delay. On June 7, 2017, I conducted a compliance inspection of the former portions of Galloo Island Boat Station and Galloo Island Light Station, Hounsfield, Jefferson County, New York (the "Property"). The Property was conveyed to the State of New York, by deed dated July 20, 1990, and recorded on September 10, 1990 at Book 1234, Page 0283, pursuant to 16 U.S.C. 667b-d, for wildlife conservation purposes.

The inspection revealed that the Property is being used for the purposes for which it was conveyed.

Thank you for your cooperation and assistance.

Sincerely,

(b) (6)

Sara E. Massarello
Real Property Utilization and Disposal Division (1PZ)
Public Buildings Service

Cc: David Stinson, GSA Washington

U. S. General Services Administration
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street
Boston, MA 02222
www.gsa.gov



EXHIBIT 4
FOIA 2019-000373

GSA New England Region

September 25, 2012

Mr. Jim Farquhar, Region 6 Wildlife Manager
New York State Department of Environmental Conservation
Watertown, NY 13601

Re: Compliance Inspection GSA#: 1-D-NY-0735-AA, AB, AC
3.44+/- acres, 10.0+/- acres and 15.15+/- acres
f/k/a portions of Galloo Island Boat Station and Galloo Island Light Station
Galloo Island, Hounsfield, Jefferson County, New York

Dear Mr. Farquhar,

On May 30, 2012, my colleague Stefanie Palladino and I conducted a compliance inspection of the former portions of Galloo Island Boat Station and Galloo Island Light Station, Hounsfield, Jefferson County, New York (the "Property"). The properties were conveyed to the State of New York, on July 20, 1990, pursuant to 16 U.S.C. 667b-d, for wildlife conservation purposes.

Our inspection revealed that the property is being used for the purposes for which it was conveyed.

Per your request, I investigated whether a portion of the Property, specifically a portion of Parcels AB and AC, may be utilized for a kayak leave-no-trace campground. This action would require the deed be amended to allow for recreational use. This use falls under a different Public Benefit Program, Park and Recreation (40 USC 550(e)). Following a lengthy court battle over potential recreational use of the Property and given the specific language stated in the consent decree and subsequent deed, this change is not in the best interest of the Federal government.

Per your request, I reviewed the consent decree and subsequent deed regarding DEC's rights to the roadway between the parcels. DEC and USA both benefit from the access easement on this road: "the easement and ROW is in full force and effect and do further acknowledge that the employees of the State of New York have the same privileges to utilize the aforementioned easement, for administrative purposes, as to the employees of USA...". Please keep me informed if the abutter prevents DEC from realizing this real estate right.

Thank you for your cooperation and assistance.

U. S. General Services Administration
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street
Boston, MA 02222
www.gsa.gov

Sincerely,

(b) (6)

A large black rectangular redaction box covers the signature area.

Sara E. Massarello
Compliance Program Manager
Real Property Utilization and Disposal Division (1PZ)

Cc: David Stinson, GSA Washington
Stefanie Palladino, GSA NY

U. S. General Services Administration
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street
Boston, MA 02222
www.gsa.gov



EXHIBIT 5
FOIA 2019-000373

GSA New England Region

May 2, 2012

Mr. Jim Farquhar, Region 6 Wildlife Manager
New York State Department of Environmental Conservation
Watertown, NY 13601

Re: Compliance Inspection GSA#: 1-D-NY-0735-AA, AB, AC
3.44+/- acres, 10.0+/- acres and 15.15+/- acres
f/k/a portions of Galloo Island Boat Station and Galloo Island Light Station
Galloo Island, Hounsfield, Jefferson County, New York

Dear Mr. Farquhar:

The US General Services Administration (GSA) has compliance responsibility for properties conveyed with deed restrictions for wildlife conservation purposes. As part of our program, we would like to schedule a compliance inspection for the former portions of Galloo Island Boat Station and Galloo Island Light Station.

The subject property is three (3) parcels of land comprising 3.44+/- acres, 10.0+/- acres and 15.15+/- acres conveyed to the State of New York for wildlife conservation use on July 20, 1990. Attached from GSA's files is a copy of your original application(s), deed, and site map.

As we discussed, the site inspection is tentatively scheduled for Wednesday May 30, 2012. I will be accompanied by my colleague Stefanie Palladino. I stated over the phone the inspection will require general access to the property to ensure that it is being utilized per the program of utilization that was approved by the GSA.

If you have any questions please feel free to contact me at 617-565-7736 or sara.massarello@gsa.gov.

Thank you for your cooperation and I look forward to meeting you.

Since

Sara Massarello

U.S. General Services Administration
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street
Boston, MA 02222
www.gsa.gov



Sara Massarello - 1PZS <sara.massarello@gsa.gov>

Galloo Island Compliance Inspection Introduction

MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov>
To: Sara Massarello - 1PZS <sara.massarello@gsa.gov>

Wed, Jun 14, 2017 at 12:16 PM

Sure, any time between 1pm and 4:30pm should be fine.

From: Sara Massarello - 1PZS [mailto:sara.massarello@gsa.gov]
Sent: Wednesday, June 14, 2017 12:12 PM
To: MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov>
Subject: Re: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Andrew,

Yes, we chose the day wisely! Do you have time to chat briefly this afternoon about the access road?

Thank you

Sara

Sara E. Massarello

U.S. General Services Administration

Real Property Utilization and Disposal Division (1PZ)

Thomas P. O'Neill Federal Building, 11th Floor

10 Causeway Street

Boston, MA 02222

Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720

sara.massarello@gsa.gov

On Wed, Jun 14, 2017 at 10:33 AM, MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov> wrote:

Hi Sara,

Sounds like your inspection trip went well. Happy to hear it.

Not sure if I ever got back to you on the access easement question or not. At any rate, we certainly do want to maintain that easement as spelled out in the documents you provided. I can't say that we use it that often or ever but it would be handy to have in the event that we need it.

Thank you,

Andy

Andy MacDuff

Regional Wildlife Manager, Division of Fish & Wildlife

New York State Department of Environmental Conservation

317 Washington Street, Watertown, NY 13601

P: (315) 785-2254 | F: (315) 785-2242 | andrew.macduff@dec.ny.gov

www.dec.ny.gov |  | 

From: Sara Massarello - 1PZS [<mailto:sara.massarello@gsa.gov>]

Sent: Thursday, May 18, 2017 5:30 PM

To: MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov>

Subject: Re: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Andy,

Attached please find the documents related to NY DEC at Galloo Island, NY.

I've included the Deed from USA to NY DEC, Consent Decree which determined that NYDEC had the same rights in the ROW as USA-USCG, and the ROW.

I've also included the 2012 compliance inspection, photos and letter.

Thank you,

Sara

Sara E. Massarello

U.S. General Services Administration

Real Property Utilization and Disposal Division (1PZ)

Thomas P. O'Neill Federal Building, 11th Floor

10 Causeway Street

Boston, MA 02222

Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720

sara.massarello@gsa.gov

On Tue, May 16, 2017 at 8:59 AM, Sara Massarello - 1PZS <sara.massarello@gsa.gov> wrote:

Hi Andy,

I'm available all day tomorrow as well. Yes, let's chat then. Please give me a call at your convenience.

Thanks!

Sara

Sara E. Massarello

U.S. General Services Administration

Real Property Utilization and Disposal Division (1PZ)

Thomas P. O'Neill Federal Building, 11th Floor

10 Causeway Street

Boston, MA 02222

Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720

sara.massarello@gsa.gov

On Tue, May 16, 2017 at 8:56 AM, MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov> wrote:

Hi Sara,

Thanks for your e-mail and call. I have to dash out the door right now but should be at my desk all day tomorrow and can give you a more definitive response.

Your voice mail mentioned an odd inquiry. Is that something you can share in an e-mail or do you prefer to chat?

Thanks, talk soon.

Andy

Andy MacDuff

Regional Wildlife Manager, Division of Fish & Wildlife

New York State Department of Environmental Conservation

317 Washington Street, Watertown, NY 13601

P: (315) 785-2254 | F: (315) 785-2242 | andrew.macduff@dec.ny.gov

www.dec.ny.gov |  | 

From: Sara Massarello - 1PZS [mailto:sara.massarello@gsa.gov]
Sent: Monday, May 15, 2017 3:54 PM
To: MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov>
Subject: Re: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello Andy,

This is to follow-on to a voicemail message I left for you this afternoon. Understanding that the trip to Galloo Island is dependent upon the weather, this is to request to schedule the compliance inspection with you one of the following days: June 6 - 8. I have other work in the area and therefore have the flexibility of those days.

Please give me a call to discuss.

Thank you

Sara

Sara E. Massarello

U.S. General Services Administration

Real Property Utilization and Disposal Division (1PZ)

Thomas P. O'Neill Federal Building, 11th Floor

10 Causeway Street

Boston, MA 02222

Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720

sara.massarello@gsa.gov

On Wed, Feb 22, 2017 at 3:54 PM, MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov> wrote:

Hi Sara,

Received and look forward to it!

Andy

Andy MacDuff

Regional Wildlife Manager, Division of Fish & Wildlife

New York State Department of Environmental Conservation

317 Washington Street, Watertown, NY 13601

P: (315) 785-2254 | F: (315) 785-2242 | andrew.macduff@dec.ny.gov

www.dec.ny.gov |  | 

From: Sara Massarello - 1PZS [<mailto:sara.massarello@gsa.gov>]

Sent: Wednesday, February 22, 2017 3:46 PM

To: MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov>

Subject: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good afternoon,

Thank you for speaking with me this afternoon.

I look forward to coordinating with you on the 2017 Compliance Inspection at Galloo Island this summer. I will contact you in a couple months to set up an inspection day that is convenient for you.

My contact information is below.

Thank you

Sara Massarello

Sara E. Massarello

U.S. General Services Administration

Real Property Utilization and Disposal Division (tPZ)

Thomas P. O'Neill Federal Building, Rm 1010

10 Causeway Street

Boston, MA 02222

Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720

sara.massarello@gsa.gov



Sara Massarello - 1PZS <sara.massarello@gsa.gov>

Galloo Island Compliance Inspection Introduction

Sara Massarello - 1PZS <sara.massarello@gsa.gov>

Tue, Jun 6, 2017 at 10:21 AM

To: "McCullough, Russell (DEC)" <russell.mccullough@dec.ny.gov>

Ok. I will be there by 8am.

Thank you!

Sara

Sara E. Massarello
U.S. General Services Administration
Real Property Utilization and Disposal Division (1PZ)
Thomas P. O'Neill Federal Building, 11th Floor
10 Causeway Street
Boston, MA 02222
Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720
sara.massarello@gsa.gov

On Mon, Jun 5, 2017 at 1:21 PM, McCullough, Russell (DEC) <russell.mccullough@dec.ny.gov> wrote:

We should be loaded and ready to leave by 9AM. Russ

From: Sara Massarello - 1PZS <sara.massarello@gsa.gov>

Sent: Monday, June 5, 2017 8:49 AM

To: McCullough, Russell (DEC)

Subject: Re: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Russ,

Ok sounds good. What time would you like me to meet you at Cape Vincent? I'm awake early, so literally anytime is good.

Thank you,
Sara

Sent from my iPhone

On Jun 5, 2017, at 8:28 AM, McCullough, Russell (DEC) <russell.mccullough@dec.ny.gov> wrote:

Sara, The weather forecast for Wednesday looks acceptable. Let's plan to make the trip then. I will try to work in a biomonitoring trip, which also goes near Galloo Island. Russ

From: McCullough, Russell (DEC)
Sent: Friday, June 2, 2017 12:29 PM
To: Mazzocchi, Irene (DEC)
Subject: FW: Galloo Island Compliance Inspection Introduction

From: Sara Massarello - 1PZS [mailto:sara.massarello@gsa.gov]
Sent: Wednesday, May 31, 2017 1:22 PM
To: McCullough, Russell (DEC) <russell.mccullough@dec.ny.gov>
Subject: Re: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Perfect!

As a weather alternative, I will be in the area after 1pm on Tuesday and the morning of Thursday.

Thank you again,
Sara

Sara E. Massarello
U.S. General Services Administration
Real Property Utilization and Disposal Division (1PZ)
Thomas P. O'Neill Federal Building, 11th Floor
10 Causeway Street
Boston, MA 02222
Phone: 617-565-7736
(b) (6)
Fax: 617-565-5720
sara.massarello@gsa.gov

On Wed, May 31, 2017 at 12:36 PM, McCullough, Russell (DEC)
<russell.mccullough@dec.ny.gov> wrote:

Let's say 9AM if that works for you. I'll let you know Monday how the weather looks for Wednesday. Russ

From: Sara Massarello - 1PZS [mailto:sara.massarello@gsa.gov]
Sent: Wednesday, May 31, 2017 12:19 PM
To: McCullough, Russell (DEC) <russell.mccullough@dec.ny.gov>

Subject: Re: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Russ,

I foresee more rain! I'll borrow the rubber boots. Want to let me know next week what time you'd prefer I meet you?

Thank you!

Sara

Sara E. Massarello
U.S. General Services Administration
Real Property Utilization and Disposal Division (1PZ)
Thomas P. O'Neill Federal Building, 11th Floor
10 Causeway Street
Boston, MA 02222
Phone: 617-565-7736
(b) (6)
Fax: 617-565-5720
sara.massarello@gsa.gov

On Wed, May 31, 2017 at 12:07 PM, McCullough, Russell (DEC)
<russell.mccullough@dec.ny.gov> wrote:

Sara, The Cape Vincent Fisheries Station is at 541 East Broadway, Cape Vincent NY 13618. The phone number there is 315-654-2147. At the moment the water is probably a bit deep for hiking boots. Who knows what it will be like next week? Russ

From: Sara Massarello - 1PZS [<mailto:sara.massarello@gsa.gov>]
Sent: Wednesday, May 31, 2017 10:57 AM

To: McCullough, Russell (DEC) <russell.mccullough@dec.ny.gov>
Subject: Re: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Russ,

Ok, I have waterproof hiking boots, but I will also try to borrow rubber boots for the flooded area trekking.

I've worn coveralls a few times with USCG to go out to offshore lighthouses, so that isn't surprising. I'm 5'8" and 160lbs. I'm guessing a medium?

Do you mean the Cape Vincent Fisheries station? Do you mind providing me the exact address?

Thank you
Sara

Sara E. Massarello
U.S. General Services Administration
Real Property Utilization and Disposal Division (1PZ)
Thomas P. O'Neill Federal Building, 11th Floor
10 Causeway Street
Boston, MA 02222
Phone: 617-565-7736
(b) (6)
Fax: 617-565-5720
sara.massarello@gsa.gov

On Wed, May 31, 2017 at 10:20 AM, McCullough, Russell (DEC)
<russell.mccullough@dec.ny.gov> wrote:

Sara, Weather permitting, Wednesday should work. Please note that we would be leaving from our Cape Vincent Station where high water currently has flooded the area leading to the docks so that rubber boats would be desirable. Water temperatures are still in the 50s which means exposure coveralls are required. We should be able to provide some but they may not fit very well. What size would be best for you: S,M,L? Russ

From: Sara Massarello - 1PZS [<mailto:sara.massarello@gsa.gov>]
Sent: Tuesday, May 30, 2017 12:15 PM
To: McCullough, Russell (DEC) <russell.mccullough@dec.ny.gov>

Subject: Re: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Russ,

If possible, Wednesday June 7th would be the best for me. I know we are still waiting on the weather!

Thank you
Sara

Sara E. Massarello
U.S. General Services Administration
Real Property Utilization and Disposal Division (1PZ)
Thomas P. O'Neill Federal Building, 11th Floor
10 Causeway Street
Boston, MA 02222
Phone: 617-565-7736
(b) (6)
Fax: 617-565-5720
sara.massarello@gsa.gov

On Thu, May 25, 2017 at 12:48 PM, Sara Massarello - 1PZS
<sara.massarello@gsa.gov> wrote:

Hi Andy and Russ,

No problem! Attached please find the formal engagement letter. I've provided you all the enclosures in earlier emails.

Russ, I will get in contact with you later next week as the weather forecast shapes up to determine the best day June 6-8. Please feel free to contact me at my information below.

Thank you,
Sara

Sara E. Massarello
U.S. General Services Administration
Real Property Utilization and Disposal Division (1PZ)
Thomas P. O'Neill Federal Building, 11th Floor
10 Causeway Street
Boston, MA 02222
Phone: 617-565-7736
(b) (6)
Fax: 617-565-5720
sara.massarello@gsa.gov

On Thu, May 25, 2017 at 12:31 PM, MacDuff, Andrew (DEC)
<andrew.macduff@dec.ny.gov> wrote:

Hi Sara,

Sorry, bit hectic around here of late.

Your boat Captain will be Russ McCullough who I have copied on this e-mail. If you prefer to reach him by phone, his number is (b) (6).

In talking with Russ, your inspection will have to be done from the boat only but you and he can chat about that.


Thanks for your patience and good luck with your inspection.

Andy

Andy MacDuff

Regional Wildlife Manager, Division of Fish & Wildlife

New York State Department of Environmental Conservation
317 Washington Street, Watertown, NY 13601
P: (315) 785-2254 | F: (315) 785-2242 | andrew.macduff@dec.ny.gov

www.dec.ny.gov |  | 

From: Sara Massarello - 1PZS [mailto:sara.massarello@gsa.gov]

Sent: Thursday, May 25, 2017 12:22 PM

To: MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov>

Subject: Re: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Andy,

At your convenience, would you mind providing the POC that will be taking me out to the island? I'd like to be able to coordinate the trip with him as we watch the weather and also depending upon his priorities.

Thank you

Sara

Sara E. Massarello

U.S. General Services Administration

Real Property Utilization and Disposal Division (1PZ)

Thomas P. O'Neill Federal Building, 11th Floor

10 Causeway Street

Boston, MA 02222

Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720

sara.massarello@gsa.gov

On Thu, May 18, 2017 at 5:30 PM, Sara Massarello - 1PZS

<sara.massarello@gsa.gov> wrote:

Hi Andy,

Attached please find the documents related to NY DEC at Galloo Island, NY.

I've included the Deed from USA to NY DEC, Consent Decree which determined that NYDEC had the same rights in the ROW as USA-USCG, and the ROW.

I've also included the 2012 compliance inspection, photos and letter.

Thank you,

Sara

Sara E. Massarello
U.S. General Services Administration
Real Property Utilization and Disposal Division (1PZ)
Thomas P. O'Neill Federal Building, 11th Floor
10 Causeway Street
Boston, MA 02222
Phone: 617-565-7736
(b) (6)
Fax: 617-565-5720
sara.massarello@gsa.gov

On Tue, May 16, 2017 at 8:59 AM, Sara Massarello - 1PZS
<sara.massarello@gsa.gov> wrote:

Hi Andy,

I'm available all day tomorrow as well. Yes, let's chat then. Please give me a call at your convenience.

Thanks!

Sara

Sara E. Massarello
U.S. General Services Administration
Real Property Utilization and Disposal Division (1PZ)
Thomas P. O'Neill Federal Building, 11th Floor
10 Causeway Street
Boston, MA 02222
Phone: 617-565-7736
(b) (6)
Fax: 617-565-5720
sara.massarello@gsa.gov

On Tue, May 16, 2017 at 8:56 AM, MacDuff, Andrew (DEC)
<andrew.macduff@dec.ny.gov> wrote:

Hi Sara,

Thanks for your e-mail and call. I have to dash out the door right now but should be at my desk all day tomorrow and can give you a more definitive response.

Your voice mail mentioned an odd inquiry. Is that something you can share in an e-mail or do you prefer to chat?

Thanks, talk soon.

Andy

Andy MacDuff

Regional Wildlife Manager, Division of Fish & Wildlife

New York State Department of Environmental Conservation
317 Washington Street, Watertown, NY 13601
P: (315) 785-2254 | F: (315) 785-2242 | andrew.macduff@dec.ny.gov
www.dec.ny.gov | [<image001.png>](#) | [<image002.png>](#)

From: Sara Massarello - 1PZS [<mailto:sara.massarello@gsa.gov>]
Sent: Monday, May 15, 2017 3:54 PM
To: MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov>
Subject: Re: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hello Andy,

This is to follow-on to a voicemail message I left for you this afternoon. Understanding that the trip to Galloo Island is dependent upon the weather, this is to request to schedule the compliance inspection with you one of the following days: June 6 - 8. I have other work in the area and therefore have the flexibility of those days.

Please give me a call to discuss.

Thank you
Sara

Sara E. Massarello
U.S. General Services Administration
Real Property Utilization and Disposal Division (1PZ)
Thomas P. O'Neill Federal Building, 11th Floor
10 Causeway Street
Boston, MA 02222
Phone: 617-565-7736
(b) (6)
Fax: 617-565-5720
sara.massarello@gsa.gov

On Wed, Feb 22, 2017 at 3:54 PM, MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov> wrote:

Hi Sara,

Received and look forward to it!

Andy

Andy MacDuff

Regional Wildlife Manager, Division of Fish & Wildlife

New York State Department of Environmental Conservation

317 Washington Street, Watertown, NY 13601

P: (315) 785-2254 | F: (315) 785-2242 | andrew.macduff@dec.ny.gov

www.dec.ny.gov | [!\[\]\(d3fb9f94af8b26d1c844efa9a98805b0_img.jpg\)](#) | [!\[\]\(78eb1652b591ce460bbb1a853a52e223_img.jpg\)](#)

From: Sara Massarello - 1PZS [<mailto:sara.massarello@gsa.gov>]

Sent: Wednesday, February 22, 2017 3:46 PM

To: MacDuff, Andrew (DEC) <andrew.macduff@dec.ny.gov>

Subject: Galloo Island Compliance Inspection Introduction

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Good afternoon,

Thank you for speaking with me this afternoon.

I look forward to coordinating with you on the 2017 Compliance Inspection at Galloo Island this summer. I will contact you in a couple months to set up an inspection day that is convenient for you.

My contact information is below.

Thank you
Sara Massarello

Sara E. Massarello

U.S. General Services Administration

Real Property Utilization and Disposal Division (1PZ)

Thomas P. O'Neill Federal Building, Rm 1010

10 Causeway Street

Boston, MA 02222

Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720

sara.massarello@gsa.gov



Sara Massarello - 1PZS <sara.massarello@gsa.gov>

Galloo Island Light, NY ATON - is there one still there?

Sharp, William D CIV <William.D.Sharp@uscg.mil>

Tue, May 23, 2017 at 8:26 AM

To: Sara Massarello - 1PZS <sara.massarello@gsa.gov>, "Wilczynski, Mary-Ellen CIV" <Mary-Ellen.Wilczynski@uscg.mil>

Cc: "McLaughlin, Jack J CIV" <Jack.J.McLaughlin@uscg.mil>, "Stuck, Matthew B CIV" <Matthew.B.Stuck@uscg.mil>

August 23, 2011

-----Original Message-----

From: Sara Massarello - 1PZS [mailto:sara.massarello@gsa.gov]

Sent: Tuesday, May 23, 2017 8:12 AM

To: Wilczynski, Mary-Ellen CIV

Cc: Sharp, William D CIV; McLaughlin, Jack J CIV; Stuck, Matthew B CIV

Subject: Re: [Non-DoD Source] Fwd: Galloo Island Light, NY ATON - is there one still there?

Thank you all! One last question - when was it discontinued?

Thank you!

Sara

Sara E. Massarello

U.S. General Services Administration

Real Property Utilization and Disposal Division (1PZ) Thomas P. O'Neill Federal Building, 11th Floor

10 Causeway Street

Boston, MA 02222

Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720

sara.massarello@gsa.gov

On Tue, May 23, 2017 at 7:38 AM, Wilczynski, Mary-Ellen CIV <Mary-Ellen.Wilczynski@uscg.mil> wrote:

Thank you all for the quick communications!

Sara...do you have everything you need?

Thanks again

Mary-Ellen

-----Original Message-----

From: Sharp, William D CIV

Sent: Tuesday, May 23, 2017 7:34 AM

To: McLaughlin, Jack J CIV; Wilczynski, Mary-Ellen CIV

Cc: Sara Massarello - 1PZS; Stuck, Matthew B CIV

Subject: RE: [Non-DoD Source] Fwd: Galloo Island Light, NY ATON - is there one still there?

Jack, Mary-Ellen,

We do not need access to Gallo Island Lighthouse. Jack is correct we have discontinued the Federal aid on this light. As far as Jack learning everything, he could have learned more if it wasn't for his fear of the buoy deck!

Respectfully,

Doug

-----Original Message-----

From: McLaughlin, Jack J CIV

Sent: Tuesday, May 23, 2017 7:24 AM

To: Wilczynski, Mary-Ellen CIV; Sharp, William D CIV

Cc: Sara Massarello - 1PZS; Stuck, Matthew B CIV

Subject: RE: [Non-DoD Source] Fwd: Galloo Island Light, NY ATON - is there one still there?

Hi Mary-Ellen, I believe it has been discontinued as an active light. But it is in D9. I have included Doug Sharp from D9 on this email, he is an AtoN god, (who I learned everything I know from) and he will be able to confirm or deny my information and let GSA know if we still need access.

Respectfully,

Jack

-----Original Message-----

From: Wilczynski, Mary-Ellen CIV

Sent: Tuesday, May 23, 2017 6:40 AM

To: McLaughlin, Jack J CIV

Cc: Sara Massarello - 1PZS

Subject: FW: [Non-DoD Source] Fwd: Galloo Island Light, NY ATON - is there one still there?

Good Morning Jack,

Sara Massarello works in the Real Property division of GSA. Please let us know if Galloo Island Lighthouse is still an active ATON. If so we will still need access easement to work on the property.

Thanks Jack

Mary-Ellen

-----Original Message-----

From: Sara Massarello - 1PZS [mailto:sara.massarello@gsa.gov <mailto:sara.massarello@gsa.gov>]

Sent: Monday, May 22, 2017 4:51 PM

To: Wilczynski, Mary-Ellen CIV

Subject: [Non-DoD Source] Fwd: Galloo Island Light, NY ATON - is there one still there?

Hi Mary-Ellen,

I'm trying to find out whether Galloo Island Lighthouse is de-commissioned? GSA had sold it in 2000 pre-NHLPA to a private owner, but USCG reserved an easement to work on the Federal ATON and to cross the island to get to the ATON. Even if there is a pole with a light, I imagine USCG still needs to access it sometimes?

Thank you,

Sara

Sara E. Massarello

U.S. General Services Administration

Real Property Utilization and Disposal Division (1PZ) Thomas P. O'Neill Federal Building, 11th Floor

10 Causeway Street

Boston, MA 02222

Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720

sara.massarello@gsa.gov

----- Forwarded message -----

From: Meta Cushing - 1PZB <meta.cushing@gsa.gov>

Date: Tue, May 16, 2017 at 8:58 AM

Subject: Galloo Island Light, NY ATON - is there one still there?

To: "Martinez, Jorge CDR" <Jorge.Martinez@uscg.mil>

Cc: Sara Massarello <sara.massarello@gsa.gov>, "lawanda.maryland@gsa.gov" <lawanda.maryland@gsa.gov>

Dear Jorge,

A few years ago, if I remember correctly, Laurette told me the Galloo Island Light in NY ATON had been deactivated because the condition of the structures at the site (an acre with structures at the southern tip sold by GSA in 2000 to a couple from California), were deteriorated so badly USCG had trouble accessing the light and it was considered unsafe.

Did USCG replace the ATON with a pole instead? Or simply deactivate entirely?

Thank you..

Meta Cushing
GSA Boston

FW: Galloo Island Lifeboat Station

Sara Massarello - 1PZS <sara.massarello@gsa.gov>
To: "Shook, Jeff D" <jeff.shook@nlbusa.com>

Fri, Dec 6, 2013 at 4:02 PM

Good morning,

Attached please find photos from GSA and State of NY inspection in 2012. The USA would need to review and approve any proposed changes by the State.

Thank you,

Sara E. Massarello
Real Property Utilization and Disposal Division (1PZ)
Phone: 617-565-7736
(b) (6)
Fax: 617-565-5720
sara.massarello@gsa.gov

On Wed, Nov 27, 2013 at 3:55 PM, Shook, Jeff D <jeff.shook@nlbusa.com> wrote:

Sara,

I think this communication was interrupted/forgotten in the government shutdown debacle, but since you are back now, I was wondering if you could let me know on my below question please, which is they stated you were there within the last few years and took a bunch of photos and I was hoping to obtain some copies please?

Happy Thanksgiving,

Jeff

From: Shook, Jeff D
Sent: Friday, September 27, 2013 10:37 AM
To: 'sara.massarello@gsa.gov'
Subject: Galloo Island Lifeboat Station

Sara,

I just spoke with Jim Farguhar with the NY DEC. He said he took you out to Galloo Island a few years ago and thought you took some photos of the Coast Guard Lifeboat Station and Boathouse. I was wondering if this was true and if so, can I get a copy of those photos please?

NY DEC has no plans for the lifeboat station at all and they are going to let it succumb to the elements eventually. I am going to investigate moving the station from the island to the main land in Michigan for something I have in mind. Jim

said we could probably get out there next year, but in the mean time can I trouble you for some photos please? If the batch is huge, let me know and maybe they can go onto a CD or flash drive and you can mail it to me?

Thanks in advance for your assistance and have a good weekend. Hopefully you don't get shut down next week...

Thank you,

Jeff Shook

VP-Branch Operations &

Inside Sales

NLB Corporation

29830 Beck Road

Wixom, MI. 48393-2824

(248) 624-5555 Ext. 10137

8 attachments — [Download all attachments](#) [View all images](#)



Boat house.JPG
372K View Download



Boat house2.JPG
347K View Download



Boat house3.JPG
368K View Download

Boundary Fence.JPG
475K View Download



Boundary Fence2.JPG
482K View Download



Part of AA.JPG
334K View Download



Station Building & Flag Tower.JPG
117K View Download



Station Building.JPG
133K View Download



Sara Massarello - 1PZS <sara.massarello@gsa.gov>

Re: Galloo Island NY

Sara Massarello - 1PZS <sara.massarello@gsa.gov>

Thu, Sep 5, 2013 at 10:10 AM

To: James Farquhar <jffarqh@gw.dec.state.ny.us>

Good morning Jim,

I hope you had an enjoyable summer in NY! Maybe you even took a kayak out to Galloo...

I wanted to give you a heads up that there is a gentleman that is inquiring about DEC property and future plans. I've forwarded the email exchange below.

Let me know if you need anything from GSA.

Thank you,
Sara

Sara E. Massarello
Real Property Utilization and Disposal Division (1PZ)
Phone: 617-565-7736
(b) (6)
Fax: 617-565-5720
sara.massarello@gsa.gov

----- Forwarded message -----

From: Shook, Jeff D <jeff.shook@nlbusa.com>

Date: Thu, Sep 5, 2013 at 10:00 AM

Subject: RE: Galloo Island NY

To: Sara Massarello - 1PZS <sara.massarello@gsa.gov>

Cc: Meta Cushing - 1PZB <meta.cushing@gsa.gov>, Richard Balsano - 1PZC <richard.balsano@gsa.gov>, Arthur Ullenberg <arthur.ullenberg@gsa.gov>

Thank you once again, this answers everything.

Jeff

From: Sara Massarello - 1PZS [mailto:sara.massarello@gsa.gov]

Sent: Thursday, September 05, 2013 9:57 AM

To: Shook, Jeff D

Cc: Meta Cushing - 1PZB; Richard Balsano - 1PZC; Arthur Ullenberg

Subject: Re: Galloo Island NY

Jeff,

There were historic preservation covenants in the deed from USA to NY that covered Fog Signal building only, which is not on Parcel AA.

The POC at NYSDEC that you may want to contact is:

Mr. Jim Farquhar

Region 6 Wildlife Manager

NYSDEC, Region 6

Watertown, NY 13601

(315) 785-2254

jffarquh@gw.dec.state.ny.us

Thank you,

Sara E. Massarello

Real Property Utilization and Disposal Division (1PZ)

Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720

sara.massarello@gsa.gov

On Thu, Sep 5, 2013 at 9:33 AM, Shook, Jeff D <jeff.shook@nlbusa.com> wrote:

Sara,

I confirm the "Maps" Massarello kudos great job in explaining this as it all makes sense now.

Thank you very much, this was exactly what I was looking for was parcel AA. Do you know if there was a historic preservation covenant placed on the former USCG land of parcel AA? When you state it was conveyed for public benefit and wildlife conservation purposes it makes me think there was not one placed on it. If we could verify this last question that will solved the mystery and thank you for everyone's help.

I will also be contacting the NY Dept of Env Con F&W to see if they have any preservation plans for the structures.

Thanks again,

Jeff

From: Meta Cushing - 1PZB [mailto:meta.cushing@gsa.gov]
Sent: Thursday, September 05, 2013 9:30 AM
To: sara.massarello@gsa.gov; Shook, Jeff D
Cc: richard.balsano@gsa.gov; arthur.ullenberg@gsa.gov

Subject: Re: Galloo Island NY

Very thorough too! Thank you "Maps" Massarello.

Laurette confirmed this morning no USCG property as well.

From: Sara Massarello - 1PZS [mailto:sara.massarello@gsa.gov]
Sent: Thursday, September 05, 2013 08:16 AM
To: jeff.shook@nlbusa.com <jeff.shook@nlbusa.com>
Cc: Meta Cushing - 1PZB <meta.cushing@gsa.gov>; Richard Balsano - 1PZC <richard.balsano@gsa.gov>; Arthur Ullenberg <arthur.ullenberg@gsa.gov>
Subject: Re: Galloo Island NY

Good morning Jeff,

USA/USCG no longer owns property in fee on Galloo Island. As Meta correctly stated the Lighthouse and 1 acre of land on the southwestern tip of the island was sold to a private landowner around 2000. The Light remains an active aid to navigation (ATON) and USCG retained an easement to access and maintain the ATON. The majority of the island - more than 2,000 acres - is owned by one private landowner.

The remainder of the former USCG land was conveyed to New York State Department of Environmental Conservation – Division of Fish & Wildlife (DEC) at 100% public benefit allowance for wildlife conservation purposes. The DEC Property consists of three (3) parcels totaling 28.59+/- acres of land, and was conveyed to DEC in on or about July 20, 1990 (Book 1234, Page 0283).

1-D-NY-0735-AA consists of 3.44+/- acres and is at the southern side of the island. It is fenced in and includes a dock, boathouse and station house.

Parcel 1-D-NY-0735-AB consists of 10.0+/- acres of land and abuts parcel 1-D-NY-0735-AC which consists of 15.15+/- acres of land. The fog house is on these parcels. These two parcels are at the southwestern tip of the island. The privately owned Lighthouse is in the center of these AB and AC.

AB-AC and AA are connected by a road that traverses the island. USCG and DEC both benefit from the access easement on this existing road pursuant to an Easement for Right-Of-Way dated November 8, 1973 (Book 865, Page 651). These parcels includes the old house I assume that the private owner of the Lighthouse also benefits from an access easement, but I don't have that document.

I've attached some aerial views to assist in clarifying the former USCG lands.

Let me know if you have additional questions. I conducted compliance inspections on the DEC Property in 2012.

Thank you,

Sara E. Massarello

Real Property Utilization and Disposal Division (1PZ)

Phone: 617-565-7736

(b) (6)

Fax: 617-565-5720

sara.massarello@gsa.gov

On Wed, Sep 4, 2013 at 7:30 PM, Meta Cushing - 1PZB <meta.cushing@gsa.gov> wrote:

Originally there were two stations there connected by a path over the privately owned portion. Subject of a law suit at one time.

From: Shook, Jeff D [mailto:jeff.shook@nlbusa.com]

Sent: Wednesday, September 04, 2013 06:27 PM

To: Meta Cushing - 1PZB <meta.cushing@gsa.gov>

Cc: richard.balsano@gsa.gov <richard.balsano@gsa.gov>; arthur.ullenberg@gsa.gov <arthur.ullenberg@gsa.gov>; sara.massarello@gsa.gov <sara.massarello@gsa.gov>

Subject: Re: Galloo Island NY

Also none of the lighthouse sites I reference have 2 lights on Galloo Island, only the one and fog signal on the south western end of the island FYI.

Thank you,

Jeff Shook

Sent from my iPhone

On Sep 4, 2013, at 6:55 PM, "Meta Cushing - 1PZB" <meta.cushing@gsa.gov> wrote:

There are actually two light stations at Galloo. The one at the southernmost tip was sold by GSA at the request of CEU cleveland in 2000. The other is at the north east corner. That was conveyed to the state of new york for a park and rec conveyance. I think Sara did a compliance inspection there last year. She could let you know what she found. I believe the sale parcel with the light is for sale. Not sure it was

ever occupied sadly. Meta

From: Richard Balsano - 1PZC [mailto:richard.balsano@gsa.gov]
Sent: Wednesday, September 04, 2013 04:32 PM
To: Shook, Jeff D <jeff.shook@nlbusa.com>
Cc: Arthur Ullenberg <arthur.ullenberg@gsa.gov>; Meta Cushing - 1PZB <meta.cushing@gsa.gov>
Subject: Re: Galloo Island NY

Hello Jeff -

Randomly, I happened to be looking over a spreadsheet with this information on it. It lists the "Galloo Island Light Station" as conveyed out of federal ownership on 7/20/1990, I believe to the State of NY.

A cursory glance at our Project Management system indicates there were maybe 4 total transfers though around the same time frame? I am copying my colleague Meta Cushing on this, as she may recall more information about this particular transfer.

Thanks.

Rich

On Wed, Sep 4, 2013 at 4:22 PM, Shook, Jeff D <jeff.shook@nlbusa.com> wrote:

Guys,

Do you have any information on if the US Coast Guard ever turned over the old Galloo Island Lifeboat Station over to GSA to dispose of? If they did, when was it transferred or sold? Any information would be appreciated.

Thank you,

Jeff Shook

VP-Branch Operations &

Inside Sales

NLB Corporation

29830 Beck Road

Wixom, MI. 48393-2824

(248) 624-5555 Ext. 10137

PLEASE NOTE MY NEW E-MAIL ADDRESS Jeff.Shook@nlbusa.com

--
Richard Balsano

GSA, Real Property Utilization and Disposal Division

Chicago Operations Branch

230 S. Dearborn Street, Suite 3774

Chicago, IL 60604

312 353 0302

312 886 0901 (FAX)

richard.balsano@gsa.gov

REPORT
of
COMPLIANCE INSPECTION
at the
Galloo Island Coast Guard Station and Light Station, Lake Ontario
Hounsfield (Jefferson County), New York

1-U-NY-735 ~ 1-U-NY-735A ~ 1-U-NY-735B

Conducted on September 9, 1992

PURPOSE

The purpose of this inspection of the Galloo Island Coast Guard and Light Station, located on Lake Ontario, in Jefferson County was to ascertain whether or not 28.59 acres, conveyed to the New York State Department of Environmental Conservation at 100% public benefit allowance, is being used for wildlife conservation purposes in accordance with the requirements of Public Law 537, 80th Congress and the basic Program of Utilization plan submitted under the original application.

PROCEDURE

(a) Observations:

This compliance inspection included an entrance interview with the representatives of the New York State Department of Environmental Conservation, a thorough on-site field inspection of the subject property and an exit interview. An additional follow-up meeting with the DEC's Regional Supervisor of Real Estate took place to go over our findings.

This is the first compliance inspection of the subject property since being assigned to the State of New York's Department of Environmental Conservation (DEC) on July 20, 1990.

The main observation was that the DEC's program that was described in its original applications has not yet been fully implemented. However, it should be noted that DEC's application

for the 3.44-acre parcel (1-U-NY-537) was submitted November 1, 1979 and their application for the 10.00-acre parcel (1-U-NY-537A) and the 15.15-acre parcel (1-U-NY-537B) was submitted November 20, 1984. GSA was not able to convey these three parcels until July 20, 1990.

The reason for this long delay was because of litigation initiated by the abutter, Wycomb International Corporation who was in the process of selling its interests to Patten Corporation Northeast. It was Wycomb/Patten's concern that portions or all of the 28.59 acres might be dedicated to recreational use, rather than for wildlife conservation. There were long delays in arriving at the exact protective language to be used in the deed of conveyance.

Being aware of this controversy, the writer was extremely watchful for any signs of recreational use. At the time of the inspection it was very clear to the writer that there was no evidence of recreational/park use of this property. Normal rough waters on this part of the lake and a low rock bottom would not be inviting to a casual landing for recreational use.

In defense of DEC, it was quite understandable due to lack of funding that the fish and wildlife program described in its applications had not been fully implemented. The funding that was available in 1979 and 1984 was not readily available by the time the property was finally turned over to the State of New York in 1990.

I asked one of the Regional Wildlife Managers for a brief description of Galloo Island's present fish and wildlife values and their perspective on its management. They informed me that Galloo Island, as part of New York's Eastern Lake Ontario islands complex, is an important area for several species of fish and wildlife. The extensive shoals, littoral zone and relatively unaccessible undeveloped shorelines make this area unique as well. The waters around Galloo Island serve as an important fish spawning and nursery area for a variety of fish species. These shallow waters also support diverse bird use during all or parts of the year. During migrations in the spring and fall, waterfowl and shorebirds feed and rest on Galloo's shore and adjacent waters. In summer, locally nesting waterbirds feed in the waters off Galloo. During winter, diving ducks concentrate as well.

Although Galloo Island itself is used infrequently by the public, the local waters support a diverse fishery and some waterfowl hunting. The lack of development on Galloo Island has been a key factor in maintaining its value as a unique fish and wildlife habitat. While use of the nearby waters might be called seasonally intensive, it is limited to day use. Current and future planned management of the Lighthouse and Coast Guard parcels by DEC's Division of Fish and Wildlife is to maintain the

existing function of the area and the related benefits to wildlife. New or additional access or development would likely result in adverse impacts to this important habitat. DEC's activities will be directed at maintaining open space and the limited use of resources that now exist in order to insure continued use by wildlife.

The original program of utilization will be more fully implemented when new funding becomes available and the DEC rehabilitates the Gill Harbor dock and surrounding property. Funding will allow DEC to carry out more intensive wildlife conservation and study programs as described in the 1979/1984 application program briefs.

(b) Property Description:

Parcel one (1-U-NY-735) is Galloo Island Coast Guard Station at Gill Harbor. The parcel consists of 3.44-acres of fee land and is improved with a station building, boathouse, garage, generator building with generators, fuel tanks and other related facilities associated with a Coast Guard operation. The site is located on Galloo Island in Lake Ontario, approximately 13 miles West of Sackets Harbor, Jefferson County, New York. The property has approximately 400 feet of frontage on the lake. Access to the property is by boat only.

Parcel two (1-U-NY-735A) is Galloo Island Light Station. The property consists of 10.00-acres of fee. This wedged shape parcel is unimproved. It is located on the southwesterly tip of Galloo Island, 14 miles west, southwest of Sackets Harbor and 11 miles west of Henderson Harbor in Lake Ontario, Town of Hounsfield, Jefferson County, New York.

Parcel three (1-U-NY-537B) is also part of the Galloo Island Light Station. Property is contiguous to Parcel two, above, and consists of a 15.15-acre irregularly shaped parcel. It is improved by a 36'x 22' Old Fog Signal House, an 8'x 8' paint locker, a 6'x 6' concrete generator building and three above ground fuel tanks.

(c) Original Application:

Attached is a copy of the New York State Department of Environmental Conservation's original application documents (See attached Exhibit "A"). Other drawings and maps from the original applications, depicting the acreage, are still applicable and made part of this report (See attached Exhibit "B").

(d) Photographs:

An aerial photograph is attached (see Exhibit "C").

(e) Officials Participating with GSA:

Thomas Brown, Regional Director
State of New York Department of Environmental Conservation
317 Washington Street
Watertown, New York 13601-3787 (315) 785-2271

Douglas Wilson, Regional Supervisor of Real Estate
State of New York Department of Environmental Conservation
317 Washington Street
Watertown, New York 13601-3787 (315) 785-2271

* Russ McCullough, Senior Aquatic Biologist
State of New York Department of Environmental Conservation
317 Washington Street
Watertown, New York 13601-3787 (315) 785-2496

* Robert Basolt, Assistant Land Surveyor
State of New York Department of Environmental Conservation
317 Washington Street
Watertown, New York 13601-3787 (315) 785-2496

*(Participated in actual inspection of subject property)

(f) Mineral Rights:

It was noted at the time of the inspection that no changes have occurred that would point to any mineral activity at the Galloo Island Coast Guard and Light Station. It was understood that the reservation by the United States of oil, gas, and other mineral rights would continue to run with the subject property.

(g) Conclusions and Recommendations:

Considering the funding problems caused by the 11-year delay in conveying this property, it was felt that the State's present use as open space is consistent with its original wildlife program but does not represent full utilization at this time. Even with a shortage of funds, the DEC continues to passively manage the property in a professional manner and has avoided recreational uses.

It is recommended that title to the property remain with the State of New York's Department of Environmental Conservation at this time and the DEC submit a specific 5-year plan that coincides with its program of use, including specific funding information. Upon receiving the plan we shall be in a position to make a firm recommendation regarding the timing of a future inspection of the property to evaluate utilization by DEC.

Attachments

Conducted by:

(b) (6)

9/25/92
EUGENE D. W. DOHERTY, Realty Specialist
Office of Real Estate Sales (2DR)
Federal Property Resources Service

In Concurrence:

(b) (6)

for
JAMES A. PETERSON, Director
Office of Real Estate Sales (2DR)
Federal Property Resources Service

EXHIBIT "A"

APPLICATION FOR REAL PROPERTY
FOR THE CONSERVATION OF WILDLIFE

Application
3.44 ac.
parcel

(Place) Albany, New York

(Date) November 1, 1979

To: General Services Administration

26 Federal Plaza, New York, NY 10007
(Address)

ATTN: Donald E. Notarmuzi, Director
Real Property Division

The New York State Department of Environmental Conservation
(State government)

acting by and through Mr. Kenneth R. Wich, Director, Division of
Fish and Wildlife, 50 Wolf Road
(Street address)

of the City of Albany, New York 12233 pursuant to the provisions of the Act of Congress approved May 19, 1948 (Public Law 537, 80th Congress), and to the Rules and Regulations of the General Services Administration hereby expresses its intention to acquire from the United States of America the following described property described in detail in "Program of Utilization" attached hereto and made a part hereof as "Exhibit A," located at the installation identified as follows:

Galloo Island Coast Guard Station, Jefferson County, NY (U-NY 735)

The Government reserves the right, as its interest may require, to reject any and all requests, or part of any request for property contained in this application; to waive defects, informalities, and irregularities; and to permit alteration of this application by the State by increasing or decreasing the property to be acquired herewith.

Enclosed herewith is a certification as to the authority of the undersigned to execute this application and to do all other acts necessary to consummate the transaction.

The undersigned agrees that this application is made upon the further terms and conditions:

1. Upon approval of this application, notice in writing of the extent of the property which may be transferred and of any boundary surveys which may be required to be performed at the expense of the transferee will be transmitted by the General Services Administration Regional Office to the undersigned.

2. Within five days from the receipt of such notice, the undersigned will elect to accept transfer of the property or to withdraw its application and will communicate such election in writing to the General Services Administration at the above address.

3. It is understood that property transferred as a result of this request will be subject to:

- (a) Reservation by the United States of all oil, gas, and mineral rights;
- (b) The condition that the property shall continue to be used for wildlife conservation; and
- (c) The condition that in the event the property transferred is no longer used for such purposes, or in the event the property is needed for national defense purposes, title thereto shall revert to the United States.
- (d) See Assurance of Compliance w/GSA Regulations under Title VI of CRs Act of 1964, attached hereto.

4. In support of its eligibility for transfer of the requested property, the undersigned submits a proposal entitled "Program of Utilization," in an original and five copies, which are attached hereto as Exhibit A, which proposal is drawn in accordance with, and contains the information required by "Instructions for Preparation of Applications for Real Property for the Conservation of Wildlife."

STATE OF New York
Dept. of Environmental Conservation

By (b) (6)
Kenneth R. Wich, Director
Div. of Fish and Wildlife

WITNESSES:

PROGRAM OF UTILIZATION
REAL PROPERTY FOR THE
CONSERVATION OF WILDLIFE

EXHIBIT A OF AN APPLICATION DATED NOVEMBER 1, 1979

a - Name of Applicant, Agency and Representative

1. New York State Department of Environmental Conservation - Division of Fish and Wildlife.
2. Mr. Kenneth R. Wich, Director - Division of Fish and Wildlife

b - Property Name and Location

1. Galloo Island Coast Guard Station (U-NY-735)
2. Galloo Island Coast Guard Station is situated on Galloo Island, Town of Hounsfield, Jefferson County and lies 14 miles west southwest of the Village of Sackets Harbor, and 11 miles west of the Village of Sackets Harbor in Lake Ontario.

c - Description of Property

1. Land - This application is intended to cover the entire 3.44 acre parcel owned by the Federal Government and is administered as a Coast Guard Station at Gill Harbor on the southeast side of Galloo Island. The map provided by the General Services Administration describes the property as an irregularly shaped parcel with an average depth of 350 feet, and a width on Gill Harbor of approximately 400 feet. This application is intended to cover that entire parcel.

The 3.44 acre parcel is generally described as barren limestone outcropping, covered with a thin layer of top soil. Vegetative cover is primarily grass, small trees and brush.

This parcel because of its small size for soil types and isolated location, is best suited for recreation. Specifically, a hunting and fishing retreat.

Timber on the parcel is incidental only to the building improvements thereon. The small size of the parcel together with its intensive building development restricts the vegetative cover to small trees and brush.

2. Buildings - The property is intensively improved in connection with its use as a Coast Guard Station. The main building is a wood frame structure measuring 45 x 30 completely equipped with plumbing, heating, and electrical service. The Generator House is concrete and measures 20 x 30. Other buildings include a Boat House 45 x 72, an aluminum garage 24 x 10, three fuel tanks with 10,000, 5,000 and 300 gallon capacities respectively, a cylindrical steel paint locker, a ~~derrick~~, an antenna tower and a flag pole.
3. Utilities - Electrical service from the Generator Building provides service to the main station building, the boat house, fuel tanks and an extensive system of ground lighting.

October 19, 1979

Program Brief

1. d Research Areas

The Galloo Island Coast Guard Station would prove extremely valuable to New York State Department of Environmental Conservation's Great Lakes Fisheries research and management program. Currently, and in the foreseeable future, we will be carrying out intensive lake trout rehabilitation efforts to restore this once native species to natural reproduction status in Lake Ontario and develop a multi-million dollar fishery. It is a cooperative program by DEC, US Fish and Wildlife Service (FWS) and the Province of Ontario's Ministry of Natural Resources (OMNR) in conjunction with the Great Lakes Fishery Commission's basinwide effort to rehabilitate this extremely valuable species.

DEC, FWS and OMNR are also carrying out intensive fish stock monitoring of other salmonids (coho and chinook salmon, brown and rainbow trout, and eventually Atlantic salmon), forage (alewives, rainbow smelt, sculpins and others) and warmwater species (smallmouth bass, northern pike, yellow perch, brown bullhead, white perch and others) in eastern Lake Ontario. The data is required to insure sound management of a \$100,000,000 sport fishery and a moderate commercial fishery.

Galloo Island's Gill Harbor offers the only good U.S. permanent harbor and land facility available in the open lake sector of the eastern basin. The facility would provide an excellent docking and land base in the very

heart of the historic lake trout spawning grounds. It is also located in one of the best smallmouth bass fishing areas in the lake. The facilities would be invaluable as a field base for biological and public use (economic) studies.

Wildlife: Gill Harbor and the shore facilities would provide an excellent observation post and field base to study the abundant waterfowl and other aquatic birdlife in the area. Of particular concern is the well being of the herring gull due to the effects of contaminants on hatchability and survival of young birds. Nearby Stony, Calf and Little Galloo Islands (privately owned), as well as Galloo Island, offer excellent nesting study areas. Gill Harbor would provide an excellent base to work from for the contaminant bird studies.

There is a real need to study the winter migration or movement patterns of mammals over the ice bridge from the mainland to the eastern basin islands. The potential affects of Winter Navigation on the animal populations on Galloo, Little Galloo, Calf and Stony Island in the U.S., and Main Duck, False Duck and Timber Islands in Canada must be determined. Currently there is an excellent white tail deer herd, some coyote, raccoon, and other land oriented animals on Galloo. Gill Harbor facilities offers a good base to undertake these vital studies related to Winter Navigation.

e. The lack of a readily available safety harbor and shore property in the open lake is a major obstacle to a successful long term Lake Ontario fish and wildlife management program. DEC's Lake Ontario fisheries program is housed and directed from DEC's Cape Vincent Fisheries Station, an excellent facility transferred from FWS to DEC in 1965. Gill Harbor is about 15 miles off shore from Cape Vincent and would be an excellent support base for the fisheries field program. There is no other such base available in the lake.

Helicopters are used by DEC to: stock lake trout in the vicinity of Galloo Island; count fishermen in the open lake; make annual waterfowl counts; check for oil slicks and spills; check on hunting and fishing violations in the Island complex; and observe commercial fishing activities. Such operations are an integral part of DEC's Great Lakes fish and wildlife research and management program. Gill Harbor offers an excellent landing and resting or layover location for helicopter crews, with obvious safety benefits.

Law Enforcement boats patrol eastern Lake Ontario from the mainland. Establishment of a DEC field base at Gill Harbor would be a major enhancement to future Law Enforcement operations. Again, safety benefits are obvious.

Only Gill Harbor is available to DEC for a safety harbor and field base in the open lake sector of eastern Lake Ontario. All other Islands and harbor areas are privately owned. If New York does not obtain Gill Harbor and the associated 3.44 acres, the opportunity to safely carry out long term open lake fish and wildlife research and associated management programs may be completely gone. That could prove very detrimental to long term environmental, economic and recreational benefits to the public.

f. Gill Harbor is the only good safe harbor in the U.S. islands of eastern Lake Ontario. Until recently, it was a Coast Guard Station and harbor. It is ideally located for study purposes, docking and a haven from storms. The shore facilities would be converted to a field station as part of DEC's ongoing fish and wildlife program. The 3.44 acre land area provides excellent sites for helicopter landing and mooring. There is telephone service from the mainland to insure close coordination with DEC and other offices.

- g. DEC's building and ground maintenance programs are the responsibility of Regional Operation Units. The Units are staffed with well trained career specialists. The Gill Harbor facilities would be funded and maintained by the Region 6 Operations Unit as part of the Region's standard program.

{ The repair of docks and basic shore facilities would be a first priority job to insure immediate safe use of the harbor. The innovation of shore facilities would then be undertaken to provide the most efficient energy saving facilities that are suitable for field crews use.

h. Tax or Public Revenue Support

The applicant is a Department of the State of New York. Operating revenue for the Department comes from several sources including general tax revenue, sale of hunting and fishing licenses, and Federal support. The parcel itself, if acquired by this Department, will not be placed on the general real estate tax rolls for the Town of Hounsfield. Under current state law, lands owned by the State of New York for wildlife management purposes, are not taxable for real estate purposes.

i. Current and Planned Land Utilization for Wildlife Conservation

The Department of Environmental Conservation operates a network of wildlife management areas throughout the state. The Ashland Wildlife Management Area located about 15 miles due north of the subject, The Perch River Wildlife Management Area about 20 miles northeast of the subject, and The Lakeview Wildlife Management Area about 15 miles southeast of the subject, are the closest examples of these public use areas. Under the current Environmental Quality Bond Act, additional lands in connection with these three Wildlife Management Areas is proposed for acquisition, and additional areas such as the Deer Creek Wildlife Management located about 25 miles southeast of the subject, are being acquired.

j. Statement Under Oath

I, Kenneth Wich, Director of the Division of Fish and Wildlife, New York State Department of Environmental Conservation, hereby certifies that the facilities known as the Galloo Island Coast Guard Station, being the property covered by this application, will, if acquired by this Department, be operated primarily in connection with the conservation of fish and wildlife resources.

(b) (6)

Kenneth R. Wich, Director
Div. of Fish and Wildlife

APPLICATION FOR RIAL PROPER
FOR THE CONSERVATION OF WILDLIFE

Albany, New York

November 20, 1984

TO: GENERAL SERVICES ADMINISTRATION
Room 806
John W. McCormack Post Office & Court House
Boston, Mass. 02109

ATTN: Mr. John Byrnes, Director
Disposal Division

THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

acting by and through Mr. Kenneth F. Wich, Director, Division
of Fish and Wildlife, 50 Wolf Road

of the City of Albany, New York 12233 pursuant to the provisions
of the Act of Congress approved May 19, 1948 (Public Law 537,
80th Congress), and to the Rules and Regulations of the General
Services Administration hereby expresses its intention to ac-
quire from the United States of America the following described
property described in detail in "Program of Utilization" attached
hereto and made a part hereof as "Exhibit A", located at the
installation identified as follows:

Galloo Island Light Station, Galloo Island, Jefferson County,
NY (U-NY-735 A & B)

The government reserves the right, as its interest
may require, to reject any and all requests, or part of any
request for property contained in this application; to waive
defects, informalities, and irregularities; and to permit
alteration of this application by the State by increasing or
decreasing the property to be acquired herewith.

Enclosed herewith is a certification as to the
authority of the undersigned to execute this application and
to do all other acts necessary to consummate the transaction.

PROGRAM OF UTILIZATION
REAL PROPERTY FOR THE
CONSERVATION OF WILDLIFE

EXHIBIT A OF AN APPLICATION DATED NOVEMBER 20, 1984

A - Name of Applicant, Agency and Representative

1. New York State Department of Environmental Conservation -
Division of Fish and Wildlife, acting by and through

Mr. Kenneth F. Wich, Director - Division of Fish and
Wildlife.

B - Property Name and Location

1. Galloo Island Light Station (U-NY-735 A & B)
2. The Galloo Island Light Station is situated on the south-
westerly tip of Galloo Island in the Town of Hounstfield,
Jefferson County and lies 14 miles west southwest of the
Village of Sackets Harbor, and 11 miles west of the
Village of Henderson Harbor in Lake Ontario.

C- Description of Property

1. Land - This application is designed to cover a 25-acre
parcel of land owned by the Federal Government and ad-
ministered as a portion of the Galloo Island Light
Station. The map provided by the General Services
Administration describes the property as two contiguous
parcels containing a total of 25 acres of land (United
States Coast Guard will retain an acre of land upon which
the lighthouse itself is situated). Based upon a survey
map prepared by Azriel LaFave in 1977 total shoreline of
this property amounts to approximately 2,200 feet. A
survey description of two parcels is attached as Schedule
A & B.

The 25-acre parcel is generally described as barren lime-
stone outcropping, covered with a thin layer of top soil.✓
Vegetative cover is primarily grass, small trees and
brush.

Timber on the parcel is non-existent.

2. Buildings - The property is improved with a small paint
locker and fog house. The actual lighthouse is to be
retained by the Federal Government for continued operation
as a light station.
3. Utilities - A telephone line which provides service to the
light station, crosses the 25-acre parcel. The Department
of Environmental Conservation will accept title to this
property subject to that telephone line easement.

A service road leading from the Coast Guard Station at Gill Harbor to the Lighthouse Station crosses this 25-acre parcel along the lake shore. This Department will accept title to this premises subject to this roadway, but would like to acquire the right to use said roadway in order to connect the easterly property (Coast Guard Station) with the subject.

D - Program Brief

Research Areas:

The Galloo Island Coast Guard Station (covered by previous application) and the Galloo Island Lighthouse property would prove extremely valuable to New York State Department of Environmental Conservation's Great Lakes Fisheries research and management program. Currently, and in the foreseeable future, we will be carrying out intensive lake trout rehabilitation efforts to restore this once native species to natural reproduction status in Lake Ontario and develop a multi-million dollar fishery. It is a cooperative program by DEC, US Fish and Wildlife Service (FWS) and the Province of Ontario's Ministry of Natural Resources (OMNR) in conjunction with the Great Lakes Fishery Commission's basinwide effort to rehabilitate this extremely valuable species.

DEC, FWS and OMNR are also carrying out intensive fish stock monitoring of other salmonids (coho and chinook salmon, brown and rainbow trout, and eventually Atlantic salmon), forage (alewives, rainbow smelt, sculpins and others) and warmwater species (smallmouth bass, northern pike, yellow perch, brown bullhead, white perch and others) in eastern Lake Ontario. The data is required to insure sound management of a \$100,000,000 sport fishery and a moderate commercial fishery.

Galloo Island's Gill Harbor offers the only good U.S. permanent harbor and land facility available in the open lake sector of the eastern basin. The facility would provide an excellent docking and land base in the very heart of the historic lake trout spawning grounds. It is also located in one of the best smallmouth bass fishing areas in the lake. The facilities would be invaluable as a field base for biological and public use (economic) studies. The Lighthouse property will compliment the Gill Harbor property by its location in the westerly end of the island.

Wildlife: Gill Harbor and the Lighthouse property will provide an excellent observation post and field base to study the abundant waterfowl and other aquatic birdlife in the area. Of particular concern is the well being of the herring gull due to the effects of contaminants on hatchability and survival of young birds. Nearby Stony, Calf and Little Galloo Islands (privately owned), as well as Galloo Island, offer excellent nesting study areas. The Lighthouse property will provide an excellent base to work from for the contaminant

cont.

bird studies.

There is a real need to study the winter migration or movement patterns of mammals over the ice bridge from the mainland to the eastern basin islands. The potential affects of Winter Navigation on the animal populations on Galloo, Little Galloo, Calf and Stony Island in the U.S., and Main Duck, Falso Duck and Timber Islands in Canada must be determined. Currently there is an excellent white tail deer herd, some coyote, raccoon, and other land oriented animals on Galloo. Gill Harbor and the Lighthouse property facilities offers a good base to undertake these vital studies related to Winter Navigation.

E - Proof of Need

The lack of a readily available safety harbor and shore property in the open lake is a major obstacle to a successful long term Lake Ontario fish and wildlife program. DEC's Lake Ontario fisheries program is housed and directed from DEC's Cape Vincent Fisheries Station, an excellent facility transferred from FWS to DEC in 1965. Gill Harbor is about 15 miles off shore from Cape Vincent and would be an excellent support base for the fisheries field program. There is no other such base available in the lake. That facility will be complimented by the States ownership of the Lighthouse property.

Helicopters are used by DEC to: stock lake trout in the vicinity of Galloo Island; count fishermen in the open lake; make annual waterfowl counts; check for oil slicks and spills; check on hunting and fishing violations in the Island complex; and observe commercial fishing activities. Such operations are an integral part of DEC's Great Lakes fish and wildlife research and management program. Galloo Island offers an excellent landing and resting or layover location for helicopter crews, with obvious safety benefits.

Law Enforcement boats patrol eastern Lake Ontario from the mainland. Establishment of a DEC field base at Gill Harbor and the Lighthouse property would be a major enhancement to future Law Enforcement operations. Again, safety benefits are obvious.

At the present time the only publicly owned land in the open lake sector of eastern Lake Ontario is the Coast Guard Station at Gill Harbor and the Lighthouse Station on the westerly end of Galloo Island. All other islands and harbor areas are privately owned. If the Federal Government disposes of these two public parcels to private interests, the opportunity to safely carry out long term open lake fish and wildlife research and management programs will be lost.

cont.

F - Suitability of Property

Gill Harbor is the only good safe harbor in the U.S. Islands of eastern Lake Ontario. Fortunately, in recent history it has been in public ownership under the jurisdiction of the U.S. Coast Guard for programs of the Department of Environmental Conservation. It is ideally located for study purposes, docking purposes and a haven from storms. The shore facilities will be converted to a Field Station as a part of this department's ongoing fish and wildlife program. The 25-acre parcel on the opposite end of the island would be used to compliment the 3.4-acre Gill Island property. The two properties are tied together with existing telephone service and a gravel road system.

G - Plans to Finance & Maintain the Property

Department of Environmental Conservation's building and grounds maintenance programs are the responsibility of the Regional Operations Unit. These units are staffed with well-trained career specialists. That unit will be responsible for the maintenance and policing of this area.

H - Tax or Public Revenue Support

The applicant is a Department of the State of New York. Operating revenue for this department comes from several sources including general tax revenue, sale of hunting and fishing licenses, and Federal support. The parcel itself, if acquired by this department, will not be placed on the general real estate tax rolls in the Town of Hounsfield. Under current state law, lands owned by the State of New York for wildlife management purposes, are not taxable for real estate purposes.

I - Current and Planned Land Utilization For Wildlife Conservation

The Department of Environmental Conservation operates a network of wildlife management areas throughout the State. The Ashland Wildlife Management Area, located about 15 miles due north of the subject, the Perch River Wildlife Management Area, about 20 miles northeast of the subject, and the Lakeview Wildlife Management Area, about 15 miles southeast of the subject, are the closest examples of these public use areas. Under the current Environmental Quality Bond Act, additional lands in connection with these three Wildlife Management Areas is proposed for acquisition, and additional areas such as the Deer Creek Wildlife Management Area located 25 miles southeast of the subject, are being acquired.

cont.

J - Statement Under Oath

Kenneth F. Wich, Director of the Division of Fish and Wildlife, New York State Department of Environmental Conservation, hereby certifies that the facilities known as the Galloo Island Light Station, being the property covered by this application, will, if acquired by this Department, be operated primarily in connection with the conservation of fish and wildlife resources.

(b) (6)

Kenneth F. Wich, Director
Division of Fish & Wildlife

The undersigned agrees that this application is made upon the further terms and conditions:

1. Upon approval of this application, notice in writing of the extent of the property which may be transferred and of any boundary surveys which may be required to be performed at the expense of the transferee will be transmitted by the General Services Administration Regional Office to the undersigned.
2. Within five days from the receipt of such notice, the undersigned will elect to accept transfer of the property or to withdraw its application and will communicate such election in writing to the General Services Administration at the above address.
3. It is understood that property transferred as a result of this request will be subject to:
 - (a) Reservation by the United States of all oil, gas, and mineral rights;
 - (b) The condition that the property shall continue to be used for wildlife conservation; and
 - (c) The condition that in the event the property transferred is no longer used for such purposes, or in the event the property is needed for national defense purposes, title thereto shall revert to the United States.
 - (d) See Assurance of Compliance w/GSA Regulations under Title VI of CRs Act of 1964, attached hereto.
4. In support of its eligibility for transfer of the requested property, the undersigned submits a proposal entitled "Program of Utilization," in an original and five copies, which are attached hereto as Exhibit A, which proposal is drawn in accordance with, and contains the information required by "Instructions for Preparation of Applications for Real Property for the Conservation of Wildlife."

STATE OF NEW YORK
Department of Environmental
Conservation

BY: (b) (6)
Kenneth F. Wich, Director
Division of Fish & Wildlife

WITNESSES:

(b) (6)

(b) (6)

SCHEDULE "A"
10.0 Acres

All that parcel of land situate on the west end of Galloo Island in the Town of Hounsfield, County of Jefferson and State of New York, being part of the same property described in the Letters Patent dated 11 December 1819 and recorded in Book of Patents No. 25 at Page 454, bounded and described as follows:

Beginning at an iron pipe on the southeast shore of said Galloo Island and in the northeast line of lands conveyed by an Act of Legislature passed April 21, 1818 which cedes jurisdiction to the United States of America and delivered December 11, 1819, this described parcel being a part thereof, said iron pipe further having the coordinates of N 1,416,871, 58, E 537, 903.98 on the N.Y.S. Grid System, Central Zone, and runs thence from the point of beginning, S 51° 08' 05" E, along said northeast line, 8 feet, plus or minus, to a point in the shoreline of Lake Ontario; thence westerly, along said shoreline as it winds and turns, to a point that is South 34 feet, plus or minus, from a point in the south edge of a road leading to Galloo Island Lighthouse; thence north 34 feet, plus or minus, to said point, it being S 73° 25' 46" W, 895.40 feet from the first described iron pipe; thence continuing on the same bearing, (North) 947.00 feet to a point in the aforementioned northeast line of The United States of America; thence S 51° 08' 05" E, along said line and along a fence line, 1,102.22 feet to the place of beginning, containing 10.0 acres of land, more or less.

SCHEMATIC "L"
15.15 Acres

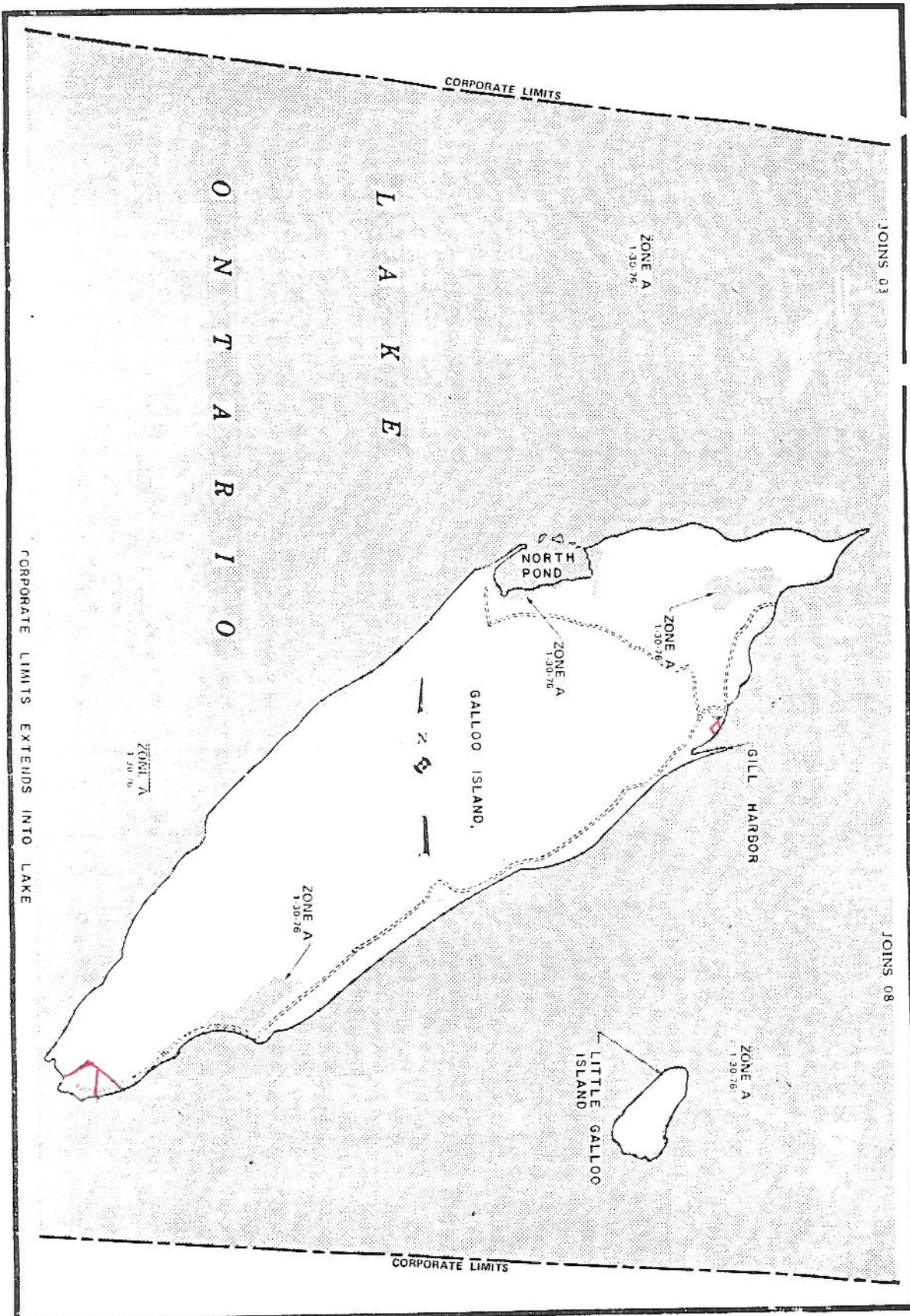
All that parcel of land situate on the west end of Galloo Island in the Town of Hounsfield, County of Jefferson and State of New York, bounded and described as follows:

Beginning at an iron pipe in the northwest line of lands conveyed by an Act of Legislature passed April 21, 1818 which ceded jurisdiction to The United States of America and was delivered December 11, 1819, this described parcel being a part thereof, said iron pipe further being at N 1, 417, 102.37, E 536, 273.16 on the N.Y.S. Grid System, Central Zone, said iron pipe further being S 36° 41' 07" W 37.18 feet from an iron pipe; and runs thence from the point of beginning N 36° 41' 07" E along a fence line and along a northwest line of lands of the People of the United States of America, 844.25 feet to an iron pipe at the most northerly corner thereof; thence S 51° 08' 05" E along a fence line and along the northeast line of said lands, 344.52 feet to a point; thence South 947.00 feet to a point in the south edge of a road leading to Galloo Island lighthouse, said point being S 57° 49' 14" E 912.84 feet from the first described iron pipe at the point of beginning; thence continuing on the same bearing (south) 34 feet, plus or minus, to a point in the shoreline of Lake Ontario; thence northwesterly, easterly and northerly, along said shoreline as it winds and turns, to a point that is S 36° 41' 07" W 13 feet, plus or minus from the first mentioned iron pipe at the point of beginning; thence N 36° 41' 07" E 13 feet, plus or minus to said point of beginning, containing 16.2 acres of land, more or less, excepting the following described parcel;

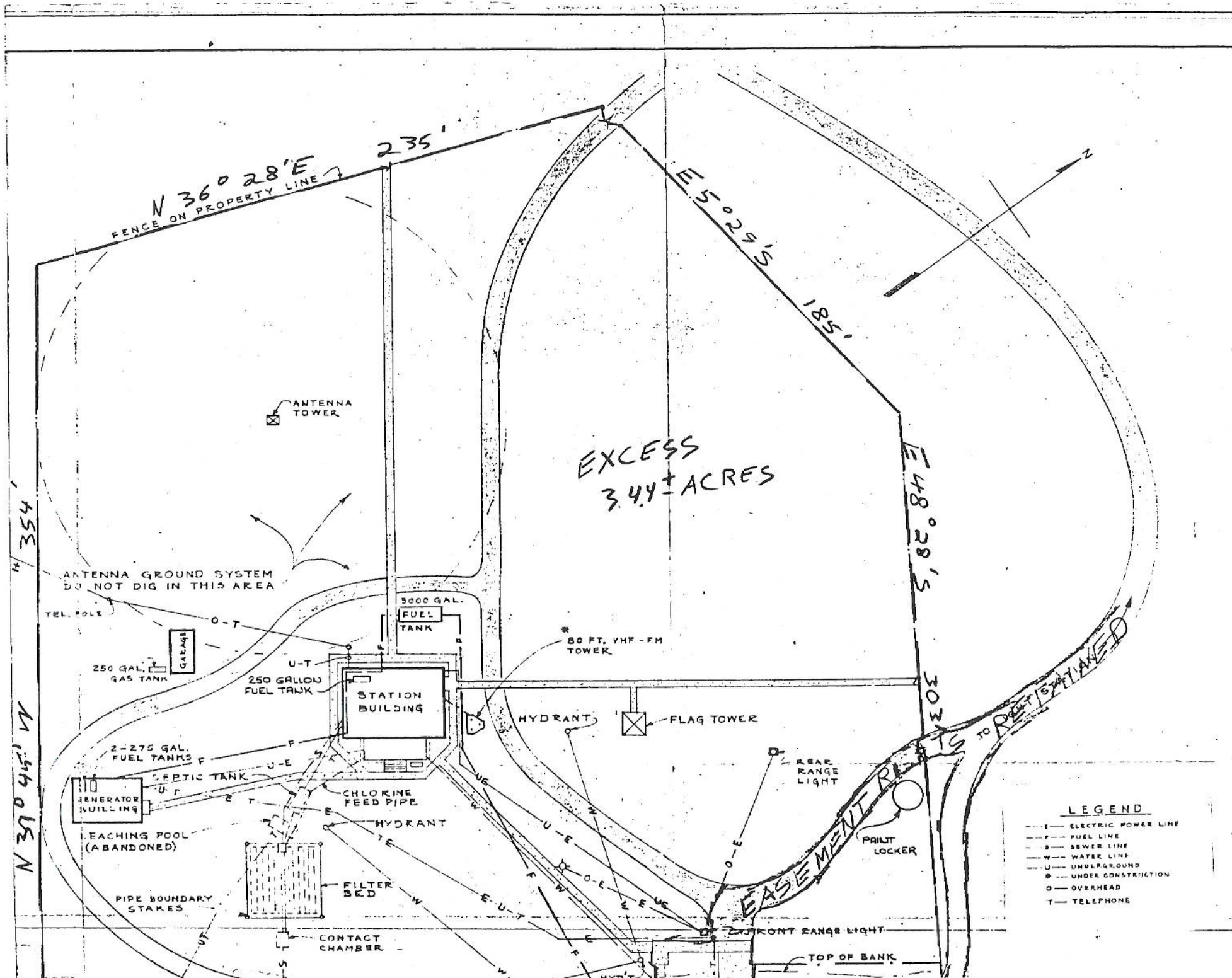
All that parcel of land situate on the west end of Galloo Island in the Town of Hounsfield, County of Jefferson and State of New York, bounded and described as follows:

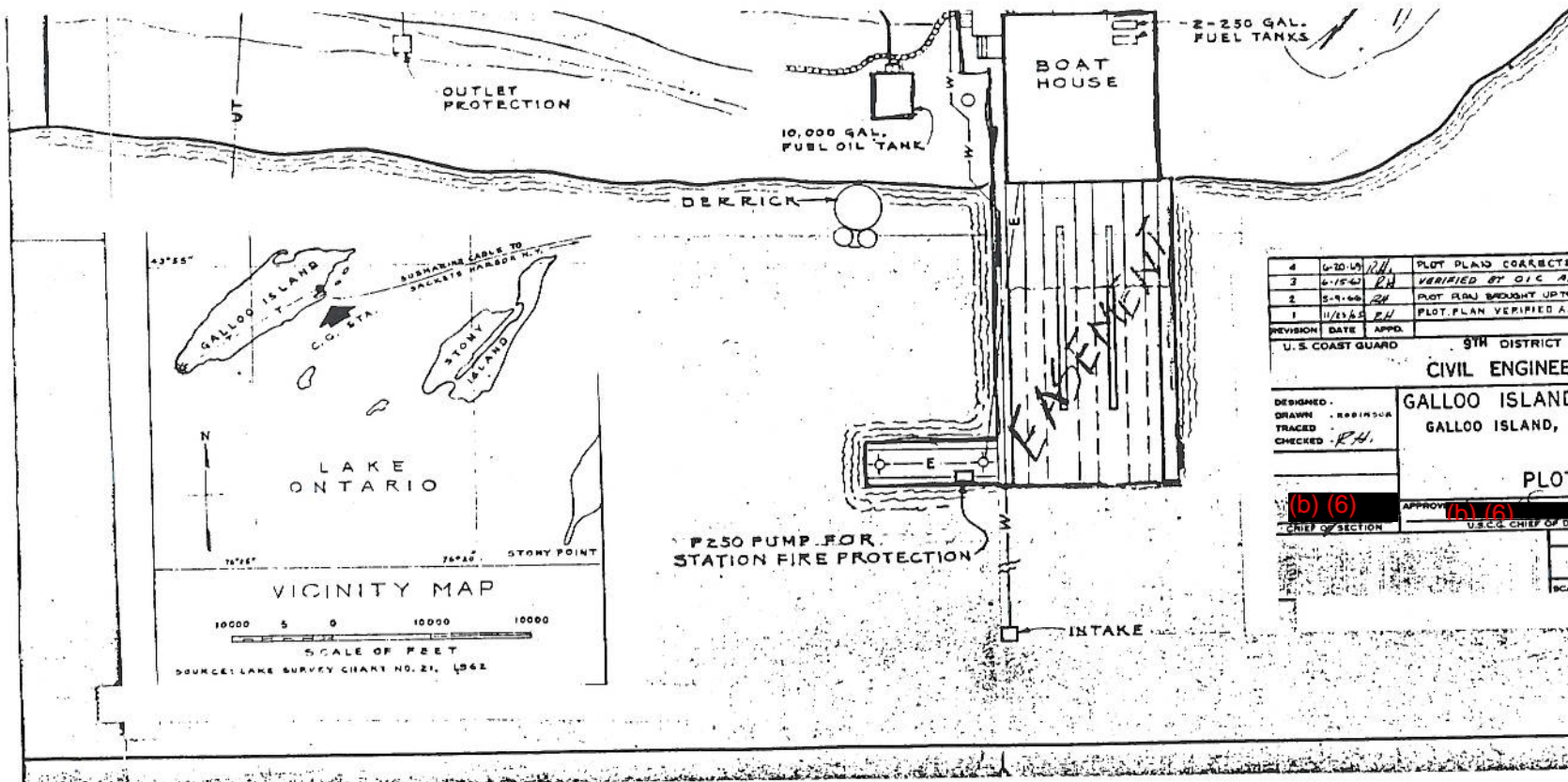
Beginning at an iron pipe in the northwest line of lands conveyed by an Act of Legislature passed April 21, 1818 which ceded jurisdiction to The United States of America and was delivered December 11, 1819, this described parcel being a part thereof, said iron pipe further being at N 1,417, 102.37, E 536,273.16 on the N.Y.S. Grid System, Central Zone, said iron pipe, further being S 36° 41' 07" W 37.18 feet from an iron pipe, and runs thence from the point of beginning, S 81° 56' 43" E 300 feet, plus or minus, thence S 08° 03' 17" W 175 feet, plus or minus, thence N 81° 56' 43" W to the waters of Lake Ontario 225 feet, plus or minus, thence northerly along the shoreline to a point that is S 36° 41' 07" W 13 feet, plus or minus, from the point of beginning; thence N 36° 41' 07" E 13 feet, plus or minus to said point.

EXHIBIT "B"



07	DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Federal Insurance Administration TOWN OF HOUNSFIELD, NY (JEFFERSON CO.)	APPROXIMATE SCALE 1000 0 2000 4000 6000 FEET	
		FIA FLOOD HAZARD BOUNDARY MAP No H 07	Map Revised APRIL 16, 1976





4	6-30-65	RH	PLOT PLAN CORRECTED 5-10-69	JM
3	6-15-65	RH	VERIFIED BY OIC AS OF 6-3-67	M
2	5-9-66	RH	PLOT PLAN BROUGHT UP TO DATE AS OF 4-20-66	KSP
1	11-23-65	RH	PLOT PLAN VERIFIED A. PER DWG FROM BASE	JRR
REVISION		DATE	APPROV.	BY
U. S. COAST GUARD		9TH DISTRICT CLEVELAND, OHIO		
		CIVIL ENGINEERING		
DESIGNED -		GALLOO ISLAND COAST GUARD STA.		
DRAWN - ROBINSON		GALLOO ISLAND, NEW YORK		
TRACED -				
CHECKED - RH				
		PLOT PLAN		
(b) (6)		APPROV. (b) (6)		DATE
CHIEF OF SECTION		U.S.C.G. CHIEF OF DIVISION		DATE
		C.G. DRAWING NO.		
		2141-S		
		SCALE 1" = 30'-0"		SHEET 1 OF 1



General Services Administration
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street
Boston, MA 02222

FEB 2 11 00 AM '93

February 1, 1993

MEMORANDUM FOR: Maureen E. Healy (DR)
Deputy Director, Real Estate Sales
(b) (6)
FROM: David G. Gherlein (2L-1)
Assistant Regional Counsel
SUBJECT: Request For Release of Easement
Galloo Island, Jefferson County, NY

COPY

Attached please find copies of two letters from the attorneys for the successors in interest to the Fitzpatricks, who granted an easement right over the subject property to the U.S. Coast Guard in 1973. I have also attached a copy of the easement.

Would you please determine whether the property is in GSA's inventory. Also, I am interested in obtaining the name of a real estate contact in the U.S. Coast.

Thank you for your assistance in this matter.



TELEPHONE 212 957-9000
TELEX 910240 1610
TELEFAX 212 957-7935

RECEIVED
FEB 1 1993

COOPER, BROWN & BEHRLE, P.C.

*30 Rockefeller Plaza
New York, New York 10112*

January 28, 1993

Office of the General Counsel
General Services Administration
10 Causeway Street - Room 1079
Boston, MA 02222

Dear Sir or Madam:

I enclose a copy of our letter to you of November 25, 1992 regarding Galloo Island Corp., owner of an island in Lake Ontario, Jefferson County, New York. Our letter asked for a Quit Claim Deed to return, in accordance with the terms of the original grant, of an easement previously granted but now abandoned by the United States.

We have had no response from your office nor anyone to whom the matter might have been delegated.

May we please look forward to your response.

Very truly yours

(b) (6)

David S. Brown

DSB:sam
Enclosure

TELEPHONE 212 957-9000
TELEX 910240 1610
TELEFAX 212 957-7935

COOPER, BROWN & BEHRLE, P.C.

*30 Rockefeller Plaza
New York, New York 10112*

November 25, 1992

Office of the General Counsel
General Services Administration
10 Causeway Street - Room 1079
Boston, MA 02222

Dear Sir or Madam:

We refer to the easement granted by Charles W. Fitzpatrick and Jeanne J. Fitzpatrick to the United States Coast Guard for the purpose of servicing the Galloo Island Light on Galloo Island in Jefferson County, New York. A copy of such easement dated 8 November, 1973 is annexed.

We represent Galloo Island Corp., a New York corporation which is the successor of the Fitzpatricks.

Paragraph two of the easement states as follows:

"ii. In case the said easement herein conveyed shall not be used by the Grantee, or its successors and assigns, at any time after the date hereof for a period of two years, then and in that event said easement and all rights hereunder shall terminate. The Grantee herein, for itself, its successors and assigns, agrees upon abandonment of its access road and upon request of the owner of said land showing a prima facie title to same, to release and quit-claim all rights secured hereby on said land to the then owner."

An automated light was installed on the island about five years ago. The United States Coast Guard has serviced the Galloo Island light for at least the last four years direct by helicopter and has not used the easement granted. No other persons or entity serviced the light. Accordingly, we respectfully request a quit-claim deed of the easement to the present owner, Galloo Island Corp., a New York corporation in accordance with the easement conditions. Should

General Services Administration
November 25, 1992
Page 2

your records indicate anything to the contrary, please
advise the undersigned.

Very truly yours,

(b) (6)

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.

David S. Brown

DSB:sam

EASEMENT
RIGHT OF WAY

For and in consideration of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, CHARLES W. FITZPATRICK and JEANNE J. FITZPATRICK, Galloo Island Farm P. O. Box 55, Sackets Harbor, New York 13685, Grantors, do hereby convey and quit claim to the UNITED STATES COAST GUARD, Grantee, whose Post Office address is 1240 East Ninth Street, Cleveland, Ohio 44199 and to its successors and assigns, an access road easement for the purpose of servicing the Galloo Island Light, Galloo Island, Jefferson County, New York, together with the right to go upon, over and across the lands owned by said Charles W. Fitzpatrick and Jeanne J. Fitzpatrick hereinbelow described for that purpose only:

Located on the Island of Galloo, County of Jefferson, State of New York, as follows, to wit:

"The existing roadway which is presently used by the Coast Guard as an access roadway between the Galloo Island Lifeboat Station and the Galloo Island Light Station."

The above Easement is granted subject to the following specific Conditions and Restrictions:

1. The Grantee, its successors or assigns, for themselves and their agents and employees agree to take all reasonable precautions to prevent unfriendly fires and shall cause no unnecessary damage to vegetation, plantation, etc., and shall pay for all damage other than ordinary to the Grantors' property caused by or arising out of its negligent acts or failure to act.
2. In case the said easement herein conveyed shall not be used by the Grantee, or its successors and assigns, at any time after the date hereof for a period of two years, then and in that event said easement and all rights hereunder shall terminate. The Grantee herein, for itself, its successors and assigns, agrees upon the abandonment of its access road and upon request of the owner of said land showing a prima facie title to same, to release and quit-claim all rights secured hereby on said land to the then owner.
3. The Grantee, its successors or assigns, agrees to contain the use granted herein within the reasonable boundaries of the access roadway.
4. Hunting by the Grantee, its successors or assigns and their respective agents or employees is prohibited.
5. The Permittee, in the manner and to the extent provided by the Federal Tort Claims Act, as amended (28 U.S.C. 2671-2680) shall be liable for and shall hold the Permitter harmless from claims for damage or loss of property or personal injury or death

(25)
Encl (5)

caused by the acts or omissions of the Permittee, its officers, employees and agents in the use of the granted premises.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 11 day of November, 1973.

Witness:

(b) (6)
Charles W. Fitzpatrick

(b) (6)
Jeanne J. Fitzpatrick

STATE OF NEW YORK

COUNTY OF JEFFERSON

On November 11, 1973, before me, the subscriber, personally came CHARLES W. FITZPATRICK and JEANNE J. FITZPATRICK, to me personally known and known to me to be the same persons described in and who executed the foregoing instrument, and they duly/severally acknowledged to me that they executed the same.

(b) (6)
Notary Public

**DEPARTMENT OF STATE**

George E. Pataki
Governor
Alexander F. Treadwell
Secretary of State

Division of
Coastal Resources
41 State Street
Albany, NY 12231-0001

September 20, 2000

Ms. Meta Cushing, Realty Specialist
United States General Services Administration
Property Disposal Division (IPR)
10 Causeway Street, Room 925
Boston, Massachusetts 02222

Re: Galloo Island Lighthouse Disposal
GSA Control Number 1-U-NY-735C
Town of Hounsfield, Jefferson County

Dear Ms. Cushing:

The Department of State has reviewed the General Services Administration's (GSA) letter of July 24, 2000, regarding the proposed disposal of the Galloo Island lighthouse, Town of Hounsfield, Jefferson County. The property was formerly used by the U.S. Coast Guard and declared excess to that agency's needs.

The Department of State disagrees with the GSA's determination that the proposed disposal of the Galloo Island lighthouse property would have no effect on the land and water uses and natural resources of New York State's coastal zone. In offering the Galloo Island lighthouse property for sale, and subsequently transferring title to that property out of federal ownership, the GSA is proposing to affect New York State's coastal zone without any safeguards to insure that the property remains available to the public, as was done with the proposed transfer as a public park in perpetuity of the Braddock Point lighthouse land in the Town of Parma, Monroe County.

The disposal of federal lands by GSA is an activity that is listed in the New York State Coastal Management Program (NYS CMP) as one likely to affect the land and water uses and natural resources of the State's coastal zone. The GSA is required to identify the relevant part(s) of the NYS CMP affected by the proposed disposal and provide the Department of State with a determination of the how the proposed sale of the Galloo Island lighthouse complies and would be conducted in a manner consistent, to the maximum extent practicable, with the NYS CMP at least 90 days before a final decision on the proposed disposal is made. Please note, the 1990 amendments to the Coastal Zone Management Act require that federal agencies proposing an action in the coastal area of a state with an approved coastal management program consider reasonably foreseeable effects, not solely those which may immediately impact the land and water uses and natural resources of the coastal zone (see H.R. Conference Report No. 964, 101st Congress, 2nd Session, p. 968-972).

In its letter to the Department of State, dated July 24, 2000, GSA failed to provide justification of its determination that the proposed disposal would have no effect on the coastal zone of New York State, nor did the GSA demonstrate that the proposed disposal of the Galloo Island lighthouse property complies fully with the

Ms. Meta Cushing

Page 2

NYS CMP and would be consistent, to the maximum extent practicable, with the relevant, enforceable provisions of the NYS CMP. The Department of State bases its objection to the GSA's determination on the following specific policy-related concerns which were not addressed in the July 24, 2000 letter from the GSA to the Department.

The majority of Galloo Island appears to be privately owned. Sale of the federally owned lighthouse property to a private third party may not be consistent with NYS CMP Policy #19, which states: "Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities." A third party acquiring the subject property at auction could restrict land once potentially accessible to the public under federal, State, or local ownership and control without a binding covenant preserving public access and, thereby, making it inaccessible to the public. Such an outcome of the federal transfer of the Galloo Island lighthouse property would not be consistent with the New State Coastal Management Program Policy #19.

Additionally, transfer of the Braddock Point lighthouse should preserve public access to the Galloo Island waterfront, from the interior of Galloo Island or from the water. NYS CMP Policy #20 requires that existing public access not be reduced or eliminated. This stipulation preserving public access extends to subsequent future use and development by NYS CMP Policy #20. The GSA has failed to conclusively demonstrate that sale and transfer of the Braddock Point lighthouse to a private interest would preserve public access to the foreshore of Galloo Island and to the water's edge in the future.

The General Services Administration should also screen prospective federal, State, local agencies, and other appropriate (i.e. not-for-profit) organizations in order to determine their interest in acquiring the property in accordance with current regulations (e.g. 41 CFR Parts 101-47.203-5, 101-47.204-1, and 101-47.303-2). GSA's letter of July 24, 2000 did not reveal whether these governmental agencies had been contacted about the availability of the Galloo Island lighthouse and what the outcome of that outreach may have been.

The Department of State continues to strenuously disagree with the GSA's repeated assertion that the disposal of federal land would not affect New York State's coastal zone. The Department also maintains serious disagreement with the GSA's on-going contention that the proposed federal conveyance of the Galloo Island lighthouse by sealed bid, the conveyance of the Braddock Point lighthouse land, or the conveyance of any other federal land in New York's coastal zone "does not require a consistency determination under the Coastal Zone Management Act" of 1972, as amended. The GSA has not provided sufficient information to the Department of State which demonstrates that the proposed transfer of federal land complies with, and would be conducted in a manner consistent with, the New York State CMP to the maximum extent practicable, as required by 15 CFR Part 930 Subpart C.

The federal consistency provisions found at 15 CFR 930.35(d) and 15 CFR Part 930.40 (a) require that a consistency determination is to be provided to the Department of State not less than 90 days prior to final decision-making by the federal agency that is proposing an action. In its letter to the Department of State, dated July 24, 2000, the GSA's proposes to offer the subject property for sale to a third party by sealed bid on September 27, 2000. This reflects a period of only sixty-five days from the date of your letter to the Department and clearly indicates that a decision to sell the property has already been made. Such an action by the GSA does not comply with the intent of the federal consistency provisions of the Coastal Zone Management Act, as amended.

Ms. Meta Cushing
Page 3

If you wish to discuss this matter, please telephone Mr. William F. Barton at (518) 473-2469 or, Mr. Vance A. Barr at (518) 402-3399.

Sincerely,

(b) (6)

George R. Stafford
Director

GRS/vab

cc: NOAA OCRM - David Kaiser
DOJ - Caroline Zander
SHPO - Tony Opalka



GSA New England Region

September 28, 2000

George R. Stafford
Director
New York Department of State
Division of Coastal Resources
41 State Street
Albany, NY 12231-0001

Re: Braddock Point Light Land and Galloo Island Lighthouse Disposals

Dear Mr. Stafford:

Thank you for your letters of September 20, 2000. The General Services Administration (GSA) appreciates the opportunity to clarify and discuss the issues that you have raised.

Mr. James Biederman of GSA's legal counsel's office in Washington spoke with Mr. Vance Barr of your Division yesterday and gave him assurance that GSA is not saying that its real property disposals are categorically exempted or excluded from the consistency requirements of the Coastal Zone Management Act (CZMA). Federal real property disposals are definitely federal actions subject to CZMA. GSA must determine, on a case by case basis, whether a disposal will affect any land or water use or natural resource of the coastal zone. If GSA determines there will be no effect, no consistency determination is required. On the two referenced properties, GSA determined that disposal will not have an effect based upon the circumstances surrounding each property.

Secondly, on the matter of federal and surplus screening for Galloo Light. Please be assured that on March 20, 2000, GSA screened this property according to the regulations laid out in the Federal Property and Administrative Services Act. Certainly, the screening phase for federal property is an extremely important part of the disposal process and is essential in determining any interest from state and local communities or nonprofit organizations. We have attached a copy of the screening notice, which went out to all levels of state and local government, a standard and consistent part of GSA's disposal process.

In the case of Galloo, there was no interest expressed in acquiring the lighthouse for public benefit conveyance or by negotiated sale, unlike the land at Braddock Light. The reason for no interest from the GSA screening may be the fact that the light station, remotely located on the southwest tip of the island, has water access only and no landing dock. Galloo Light is really the last vestige of federal presence on the island, since GSA conveyed all available federal land (approximately 28 acres) in the early 90's to the State of New York for conservation purposes, leaving only the lighthouse and deteriorated dwelling on 1.05 acres.

Mr. Biederman and Mr. Barr agreed that it would be helpful for GSA to include property-screening information in our negative determination letters. We are happy to do so for future screenings.

U.S. General Services Administration
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street
Boston, MA 02222
www.gsa.gov

At the suggestion of Mr. William Sharp of your legal staff, Mr. Biederman also spoke yesterday with Mr. David Kaiser of NOAA on whether the "effects determination" should include more than just direct impacts. Mr. Kaiser informed him that new CZMA regulations should be promulgated this fall. He noted that they will expand the current scope of effects from "direct" effects to include all those that are reasonably foreseeable even if later in time.

We believe that our "effects" determination on the subject properties satisfies both the existing and future standards. If you disagree, it would be helpful if you could provide specific information and reasons.

The successful bidder for Galloo Light on September 27 will receive a deed from GSA that carries covenants, which protect the historic integrity of the property, coordinated with the State Historic Preservation Office of New York. The deed will also carry access easements for the United States Coast Guard, since Galloo Light will continue to serve as a navigational aid.

It is hoped that the specific real estate and procedural details provided in this letter offer some assurance to the Division of Coastal Resources as well as clarify specific issues on these two disposals. If further discussion is needed, do not hesitate to contact Mr. Biederman in Washington at 202-501-0255 or Meta Cushing in Boston at 617-565-5823.

Thank you.

Cordially,

(b) (6)

Francis X. Prout
Director

September 28, 2000

Philip J. Kemper
Owl Wire and Cable Inc.
5490 Dugid Road
Fayetteville, NY 13066

RE: Lighthouse and Attached Building
Galloo Island, New York
GSA Control No. U-NY-0735-4

Dear Sir:

Your bid for the purchase for the subject property was not the highest one received at the recent bid opening and has been rejected. We regret that you were unsuccessful at this time, and will be pleased to assist you in any future offerings in which you might be interested.

The highest bid received was \$87,654.00. Your bid deposit in the amount of \$5,500.00 is returned herewith.

Sincerely,

(b) (6)

Frank Prout
Director, Boston Operations Branch
Office of Property Disposal
Public Buildings Service

Enclosure

cc: 1PR-Official
1PR-Reading
1AB, Abstract of Bidders File, Unsuccessful Bidders File

NOV 25 1994

Mr. Thomas C. Jorling
Commissioner
Department of Environmental Conservation
Albany, NY 12233

Dear Mr. Jorling:

On September 9, 1992, representatives of the General Services Administration conducted an inspection of the 28.59 acres (11.57 hectares) formerly Government-owned real property known as the Galloo Island Coast Guard Station and Light Station, Lake Ontario, Hounsfield, New York, conveyed to the State of New York's Department of Environmental Conservation (DEC) for wildlife conservation as authorized by Public Law 537, 80th Congress. The purpose of the inspection was to determine if the DEC was using the property in compliance with the terms and conditions of the conveyance and the application submitted by the State.

The compliance inspection revealed that the program described in DEC's original application has not been fully implemented. However since most of the property was not conveyed until July 20, 1990, it is recommended that title to the property remain with the State of New York's Department of Environmental Conservation and that DEC submit a specific 5-year plan of use and funding. Upon receiving the plan we will schedule an inspection of the property.

A copy of this letter is being sent to Mr. Thomas Brown, Regional Director, State of New York Department of Environmental Conservation, 317 Washington Street, Watertown, New York 13601-3787.

Sincerely,

[(Signed) Gwendolyn M. Cornell]

for
RONALD L. RICE
Director
Asset Utilization Division
Office of Real Estate Policy and Sales

cc:Official File-DRS
Reading File - D, DR, DRS, DRO, DRP, DK, 2DR, SHAMEY-DRS

sl 12/11
DRS:SHAMEY:501-0074:10/18/93
CNYWildlife:JS)

Amr
NOV 28 1994